

**Filed for Record at Request of  
After Recording Mail to:**

Whidbey Island Bank  
P.O. Box 7001  
Oak Harbor, WA 98277



201106280076  
Skagit County Auditor

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**TRUSTEE'S DEED**

GUARDIAN NORTHWEST TITLE CO.

Reference No.: 200807140259  
Grantor: Michael D. Bohannon, as Trustee  
Grantee: Whidbey Island Bank  
Legal Description: Portion Lots 5-8, Block 11, "First Plat of Ship Harbor"  
Assessor's Tax Parcel No.: 3816-011-008-0100 P 121759  
#890

101260

ST/AM

The Grantor, Michael D. Bohannon, as present Trustee under that Deed of Trust, as hereinafter particularly described ("Trustee"), in consideration of the premises and the payment, recited below, hereby grants and conveys, without warranty, to Whidbey Island Bank ("Grantee"), the real property, situated in the County of Skagit County, State of Washington, described as follows:

That portion of Lots 5, 6, 7 and 8, Block 11, "FIRST PLAT OF SHIP HARBOR", according to the plat thereof recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington, described as follows:

Commencing at the Northeast corner of said Lot 5; thence South 89 degrees 55'27" West 49.78 feet to the point of beginning; thence South 0 degrees 47'01" West 49.50 feet; thence North 89 degrees 12'59" West 25.27 feet; thence South 0 degrees 47'01" West 74.43 feet to the South boundary of said Lot 8; thence South 89 degrees 55'45" West 51.23 feet to the center line of a vacated alley; thence North 0 degrees 47'01" East 123.54 feet along said centerline to the Northwest corner of said Lot 5 projected West to the center line of the vacated alley; thence North 89 degrees 55'27" East along the North line of Lot 5 to the point of beginning.

(Also shown of record as Lot B of a boundary line adjustment survey recorded June 2, 2004 under Auditor's File No. 200406020090, records of Skagit County, Washington.)

Situated in Skagit County, Washington.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 1904

JUN 28 2011

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *man* Deputy

UNRECORDED

TOGETHER WITH all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties and profits relating to such real property, including without limitation all minerals, oil, gas, geothermal and similar matters; and

TOGETHER WITH all equipment, fixtures and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the real property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property, and together with all issues and profits thereon and proceeds (including without limitation all insurance proceeds and refunds of premiums) for any sale or other disposition of the property; and

TOGETHER WITH all of the Grantor's right, title, and interest in and to all leases, rents and profits of all of the real property. All of the above is collectively referred to as the "Property".

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust dated July 11, 2008, recorded July 14, 2008, under Auditor's File No. 200807140259 (the "Deed of Trust"), records of Skagit County, State of Washington, from Danny F. McFarland, as his separate estate, ("Grantor") as grantor, to Chicago Title Company-Mt. Vernon, as initial Trustee, to secure an obligation in favor of Whidbey Island Bank, the Beneficiary.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of the Note, according to the terms thereof, and to secure any other sums of money that might become due and payable under the terms of said Deed of Trust and the other Loan Documents.

3. The described Deed of Trust provides that the Property conveyed therein is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Grantor as set forth in the "Notice of Trustee's Sale" described below, which by the terms of the Deed of Trust made operative the power to sell, the thirty day advance "Notice of Default" was transmitted to the Grantor, or its successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Whidbey Island Bank, being then the holder of the indebtedness secured by said Deed of Trust, directed said Trustee to sell the Property in accordance with law and the terms of said Deed of Trust.



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6. The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed and on March 17, 2011, recorded in the records of Skagit County, Washington, a "Notice of Trustee's Sale" of said Property, under recording no. 201103170040.


7. The Trustee, in his aforesaid "Notice of Trustee's Sale," fixed the place of sale at the main entrance of the Skagit County Courthouse, 205 W. Kincaid Street, in the City of Mount Vernon, a public place on June 24, 2011, at 10:00 a.m., and in accordance with law, caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to ninety days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the 35<sup>th</sup> and 28<sup>th</sup> day before the date of sale, and once between the 14<sup>th</sup> and 7<sup>th</sup> day before the date of sale in a legal newspaper in each county in which the Property or any part thereof is situated; and further, included with this notice, which was transmitted or served to or upon the Grantor, or its successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's Deed of Trust and Note were attached. Each of the Notice of Default, Notice of Trustee's Sale and Notice of Foreclosure contained the notice to guarantors provided for in R.C.W. 61.24.042.

8. During foreclosure, no action was pending to seek satisfaction of an obligation secured by the Deed of Trust in any court by reason of the Grantor's default on the obligation secured.

9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in R.C.W., Chapter 61.24; and all amendments thereto.

10. The default specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on June 24, 2011, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to the Grantee, the highest bidder therefore, the Property, for the sum of \$109,015.27 by credit bid against the obligations secured by said Deed of Trust. Pursuant to the notices described above and to R.C.W. 62A.9A-604, the Trustee conducted such sale as a unified sale of real and personal property in accordance with the rights with respect to real property.

DATED: June 24, 2011.



MICHAEL D. BOHANNON, Trustee



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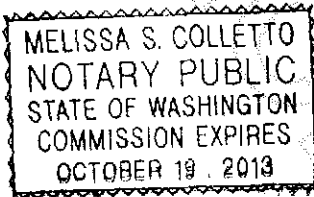
STATE OF WASHINGTON )

: ss.

COUNTY OF KITSAP )

On this 24 day of June, 2011, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Michael D. Bohannon to me known to be the person that executed the foregoing instrument, and acknowledged the said instrument to his the free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



*Melissa S. Colletto*

Melissa S. Colletto

Notary public in and for the state of Washington,  
residing at Poulsbo, Washington

My appointment expires: 10/19/2013



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